

ALMOND VALLEY

A DEVELOPMENT OF THREE, FOUR AND FIVE BEDROOM HOMES



SAMPLE SUB HEADING



BARRATT
— HOMES —

AWARD-WINNING CUSTOMER SERVICE AND QUALITY

WITH YOU EVERY STEP OF THE WAY

Barratt Homes has years of experience building thoughtfully designed, high quality homes. We've repeatedly been awarded 5 stars by the Home Builders Federation, year after year. And that's not all. Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty* as standard. This is just one of the added benefits of buying a new home.

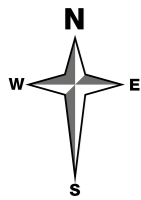
We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.



ALMOND VALLEY

DEVELOPMENT LAYOUT



- | | | | |
|---|---|---|--|
| ● Lauriston
3 bedroom home | ● Dean
4 bedroom home | ● Fenton
4 bedroom home | ● Affordable Housing |
| ● Cupar
3 bedroom home | ● Balloch
4 bedroom home | ● Campbell
4 bedroom home | BCP Bin Collection Point |
| ● Craigend
3 bedroom home | ● Glamis
4 bedroom home | ● Crombie
4 bedroom home | V Visitor Parking |
| ● Thurso
3 bedroom home | ● Dalmore
4 bedroom home | ● Ballathie
5 bedroom home | S/S Sub Station |
| | | | SH Show Homes |
| | | | SC Sales Centre |

- | | | | |
|----------------------|------------------|------------------------|---|
| New Tree Line | Pond | Gravel Path | Giving nature a home on this development: |
| Mature Trees | Play Area | Mown Grass Path | Bat Box
Selected plots* |
| | | | Bird Box
Selected plots* |
| | | | Photovoltaic Panels
PV panels are not shown on this site plan, please speak to our Sales Adviser for details where these will be located. |

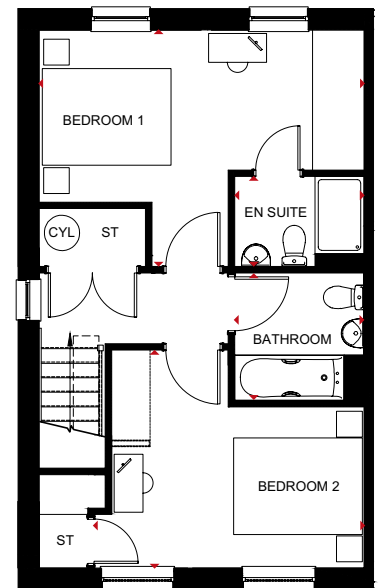
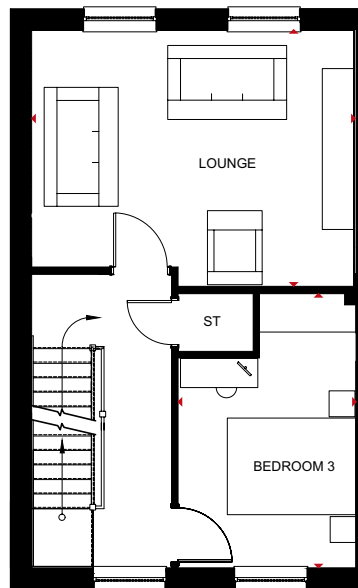
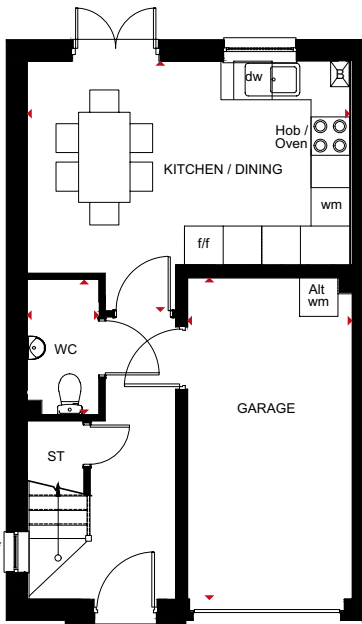
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0333 355 8472



LAURISTON

3 BEDROOM END-/MID-TERRACED HOME

- Spacious terraced home designed over three floors, ideal for modern living
- Bright, open-plan kitchen with dining area leads to the garden via French doors, while an integral garage provides handy utility space as well as security
- A large lounge and one of the three double bedrooms are on the first floor
- The family bathroom and two further double bedrooms – the main with en suite – take up the top floor



Ground Floor

Kitchen/Dining	5007 x 3880mm	16'5" x 12'9"
WC	1120 x 2101mm	3'8" x 6'11"
Garage	2552 x 4991mm	8'4" x 16'4"

[Approximate dimensions]

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

First Floor

Lounge	5020 x 3982mm	16'6" x 13'1"
Bedroom 3	2768 x 4269mm	9'1" x 14'0"

[Approximate dimensions]

Second Floor

Bedroom 1	5045 x 3676mm	16'7" x 12'1"
En suite	2010 x 1400mm	6'7" x 4'7"
Bedroom 2	4194 x 3389mm	13'9" x 11'1"
Bathroom	2010 x 1981mm	6'7" x 6'6"

[Approximate dimensions]

KEY

B	Boiler	wm	Washing machine space
ST	Store	f/f	Fridge/freezer space
CYL	Cylinder	dw	Dishwasher space

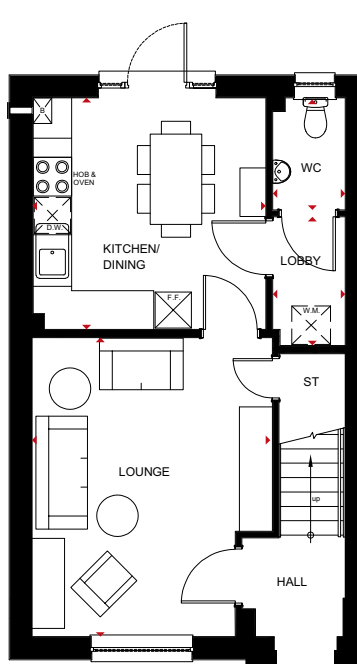
◀▶ Dimension location



BARRATT
HOMES

3 BEDROOM SEMI-DETACHED/TERRACED HOUSE

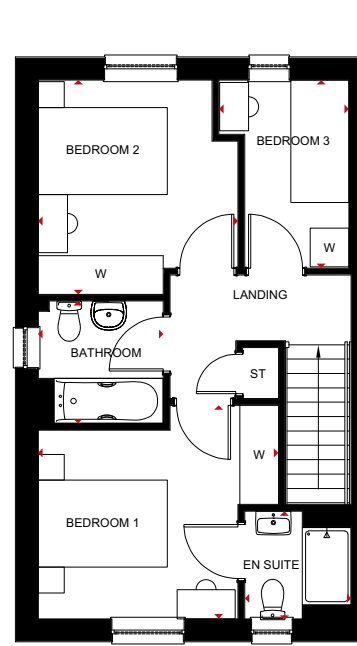
- Open-plan kitchen and dining area, with access to the rear garden, creates the ideal hub for all the family
- Separate lobby with practical utility space and cloakroom
- Front-aspect lounge, providing plenty of space to relax
- Upstairs are two double bedrooms, with an en suite to bedroom 1, a single bedroom and family bathroom



Ground Floor

Lounge	4639 x 3696 mm	15'3" x 12'2"
Kitchen/Dining	3595 x 3582 mm	11'10" x 11'9"
Lobby	1999 x 1143 mm	6'7" x 3'9"
WC	1741 x 1125 mm	5'9" x 3'8"

[Approximate dimensions]



First Floor

Bedroom 1	3731 x 3313 mm	12'3" x 10'10"
En suite	1670 x 1654 mm	5'6" x 5'5"
Bedroom 2	3326 x 3103 mm	10'11" x 10'2"
Bedroom 3	2921 x 2016 mm	9'7" x 6'7"
Bathroom	1946 x 1900 mm	6'5" x 6'3"

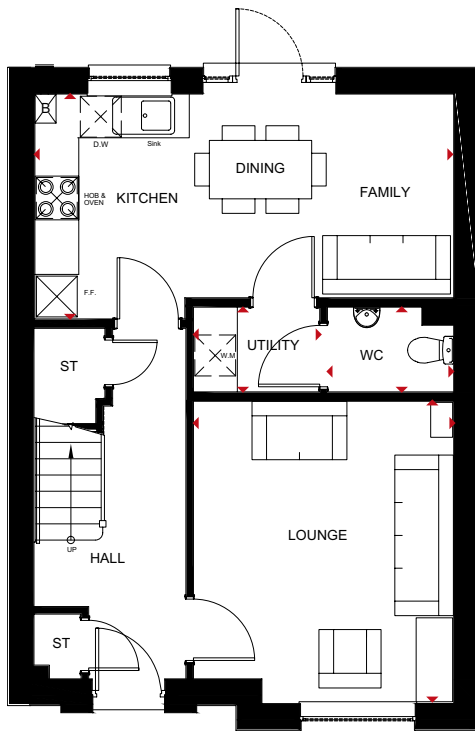
[Approximate dimensions]

KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	d/w	Dishwasher space		
	w/m	Washing machine space	W	Wardrobe space		

CRAIGEND

3 BEDROOM SEMI-DETACHED HOME

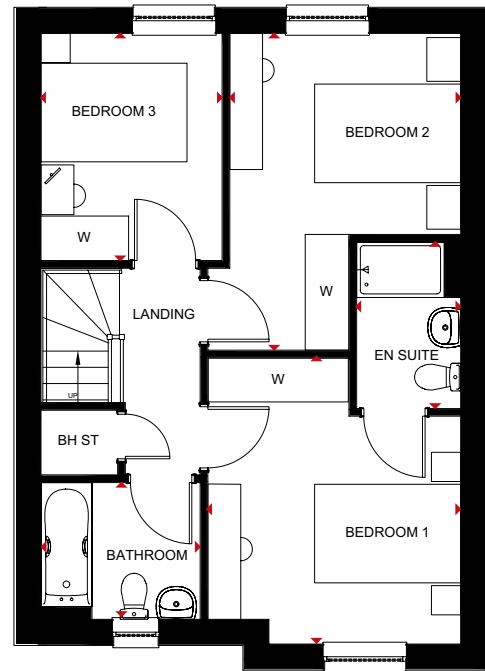
- Spacious open-plan kitchen with dining and family areas, and access to the rear garden and utility
- Bright, front-aspect lounge provides room for everyone to relax
- Plenty of storage space and a cloakroom complete the ground floor making this a practical family home
- Upstairs are three double bedrooms, the main with en suite, and a family bathroom



Ground Floor

Lounge	4138 x 3562 mm	13'7" x 11'8"
Kitchen/Dining/Family	5734 x 3080 mm	18'10" x 10'1"
Utility	1728 x 1161 mm	5'8" x 3'10"
WC	1730 x 1161 mm	5'8" x 3'10"

[Approximate dimensions]



First Floor

Bedroom 1	3920 x 3462 mm	12'10" x 11'4"
En suite	2280 x 1424 mm	7'6" x 4'8"
Bedroom 2	4337 x 3162 mm	14'3" x 10'4"
Bedroom 3	3111 x 2480 mm	10'2" x 8'2"
Bathroom	2180 x 1874 mm	7'2" x 6'2"

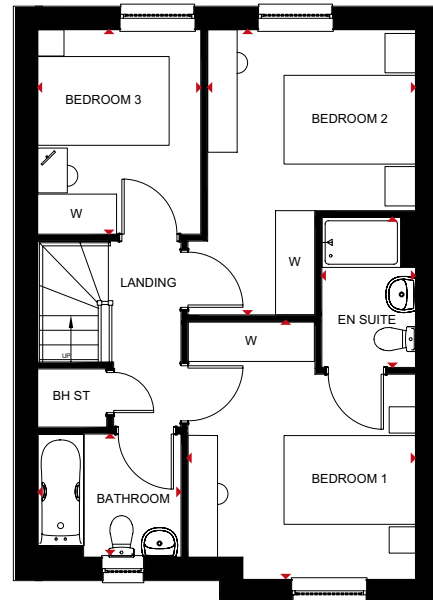
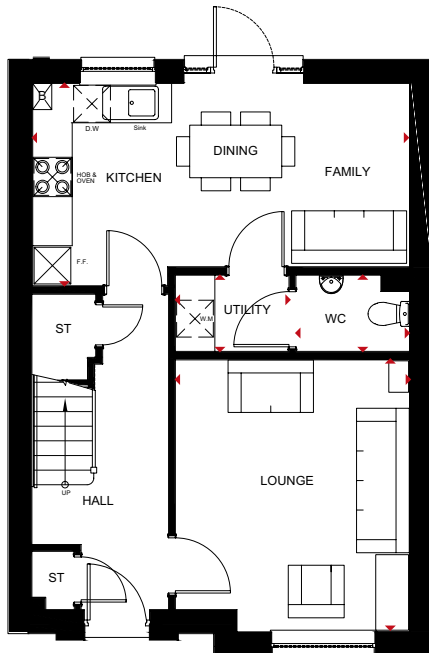
[Approximate dimensions]

KEY	B Boiler	w/m Washing machine space	W Wardrobe space
	ST Store	d/w Dishwasher space	◀▶ Dimension location
	BH ST Bulkhead Store	f/f Fridge/freezer space	

CRAIGEND

3 BEDROOM DETACHED HOME

- Spacious open-plan kitchen with dining and family areas, and access to the rear garden and utility
- Bright, front-aspect lounge provides room for everyone to relax
- Plenty of storage space and a cloakroom complete the ground floor making this a practical family home
- Upstairs are three double bedrooms, the main bedroom with en suite, and a family bathroom



Ground Floor

Lounge	4138 x 3562 mm	13'7" x 11'8"
Kitchen/ Dining/ Family	5734 x 3080 mm	18'10" x 10'1"
Utility	1728 x 1161 mm	5'8" x 3'10"
WC	1730 x 1161 mm	5'8" x 3'10"

(Approximate dimensions)

First Floor

Bedroom 1	3920 x 3462 mm	12'10" x 11'4"
En suite	2280 x 1424 mm	7'6" x 4'8"
Bedroom 2	4337 x 3162 mm	14'3" x 10'4"
Bedroom 3	3111 x 2480 mm	10'2" x 8'2"
Bathroom	2180 x 1874 mm	7'2" x 6'2"

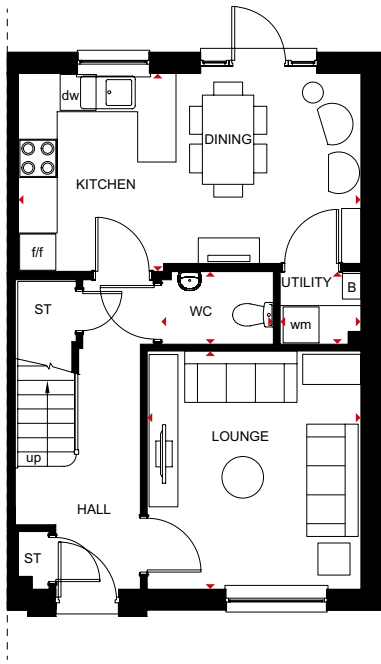
(Approximate dimensions)

KEY	B	Boiler	w/m	Washing machine space	W	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◄►	Dimension location
	BH ST	Bulkhead store	d/w	Dishwasher space		

THURSO

3 BEDROOM SEMI DETACHED HOME

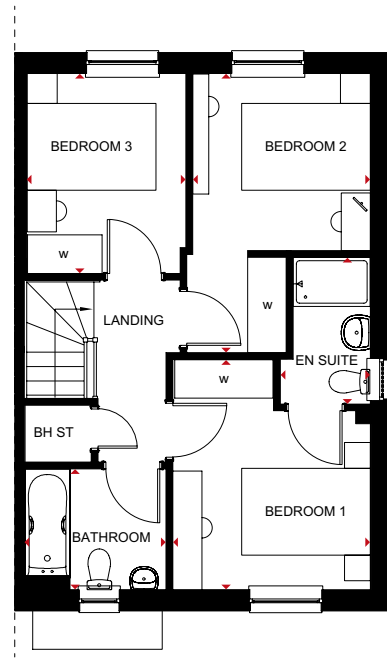
- Superb family home with the open-plan kitchen flowing into the dining area, with access to the rear garden
- Bright, front-aspect lounge, a cloakroom and practical utility and storage space complete the ground floor
- Upstairs are three double bedrooms, the main with en suite, and a family bathroom



Ground Floor

Lounge	3704 x 3325 mm	12'2" x 10'11"
Kitchen/Dining	5315 x 3083 mm	17'5" x 10'1"
Utility	1255 x 1129 mm	4'1" x 3'8"
WC	1750 x 1129 mm	5'9" x 3'8"

[Approximate dimensions]



First Floor

Bedroom 1	3585 x 3065 mm	11'9" x 10'1"
En suite	2280 x 1397 mm	7'6" x 4'7"
Bedroom 2	4335 x 2849 mm	14'3" x 9'4"
Bedroom 3	3103 x 2464 mm	10'2" x 8'1"
Bathroom	2195 x 1882 mm	7'2" x 6'2"

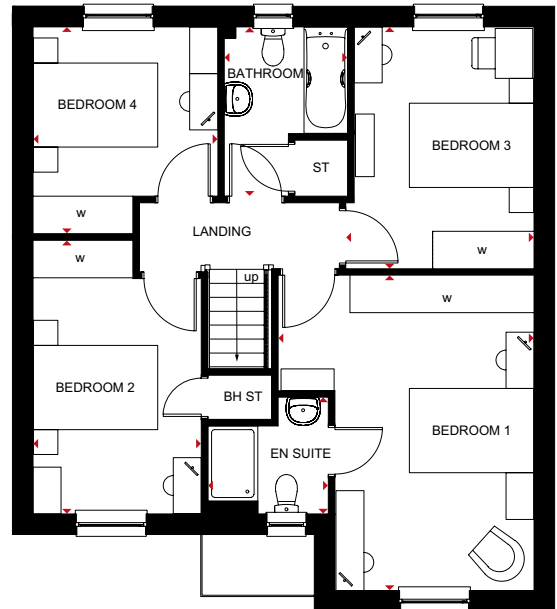
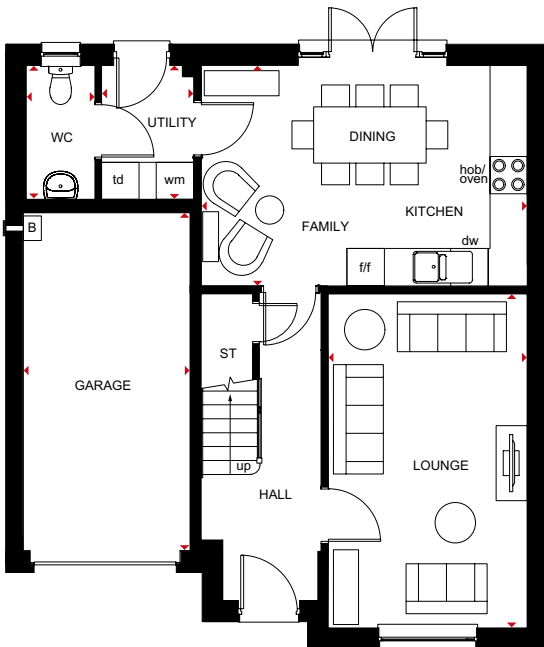
[Approximate dimensions]

KEY	B	Boiler	w/m	Washing machine space	W	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead store	d/w	Dishwasher space		

DEAN

4 BEDROOM DETACHED HOME

- Spacious kitchen with dining and family areas, separate utility, WC, and access to the garden via French doors
- Front-aspect lounge and an integral garage for added security complete the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite, and a family bathroom, making this a perfect family home



Ground Floor

Lounge	5349 x 3187 mm	17'7" x 10'5"
Kitchen/Dining/Family	5226 x 3532 mm	17'2" x 11'7"
Utility	2144 x 1477 mm	7'0" x 4'10"
WC	2144 x 1098 mm	7'0" x 3'7"

(Approximate dimensions)

First Floor

Bedroom 1	5049 x 4101 mm	16'7" x 13'5"
En suite	1934 x 1866 mm	6'4" x 6'1"
Bedroom 2	4382 x 2694 mm	14'4" x 8'10"
Bedroom 3	3873 x 3015 mm	12'8" x 9'1"
Bedroom 4	3312 x 2959 mm	10'10" x 9'8"
Bathroom	2712 x 1975 mm	8'11" x 6'6"

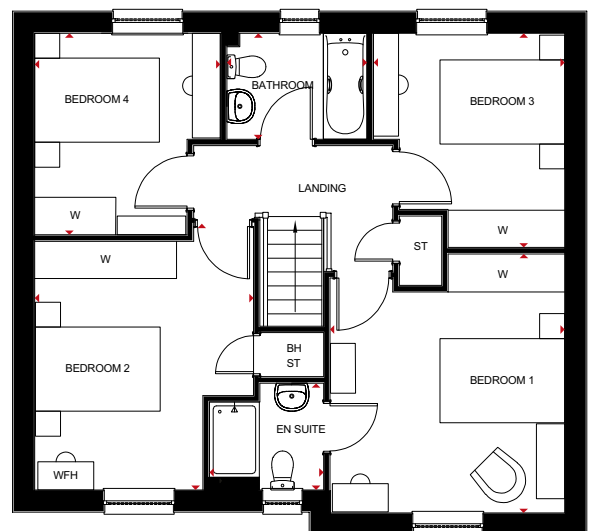
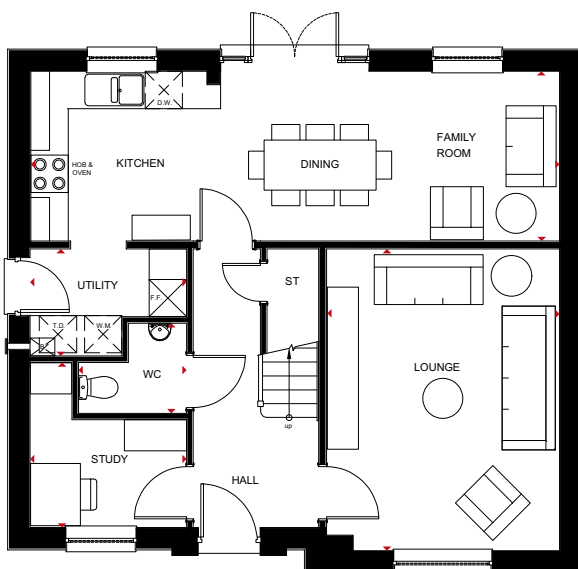
(Approximate dimensions)

KEY	B	Boiler	w/m	Washing machine space	t/d	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	W	Wardrobe space
	BH ST	Bulkhead store	d/w	Dishwasher space	◀▶	Dimension location

BALLOCH

4 BEDROOM DETACHED HOME

- Beautifully presented family home, fully designed for flexible living
- As you enter the home, you will find the study, WC and large front-aspect lounge off the main hallway
- Open-plan kitchen complete with dining space, family area and utility at the back of the home, with glazed double doors opening out onto the outdoor space
- Upstairs has four corner double bedrooms, complete with one en suite and a main bathroom



Ground Floor

Lounge	4843 x 3741 mm	15'11" x 12'3"
Kitchen/Dining/Family	8502 x 2726 mm	27'11" x 8'11"
Study	2651 x 2514 mm	8'8" x 8'3"
Utility	2515 x 1717 mm	8'3" x 5'8"
WC	1734 x 1445 mm	5'8" x 4'9"

[Approximate dimensions]

First Floor

Bedroom 1	4156 x 3763 mm	13'8" x 12'4"
En suite	1830 x 1767 mm	6'0" x 5'10"
Bedroom 2	4271 x 3509 mm	14'0" x 11'6"
Bedroom 3	3436 x 3065 mm	11'3" x 10'1"
Bedroom 4	3231 x 2978 mm	10'7" x 9'9"
Bathroom	2250 x 1698 mm	7'5" x 5'7"

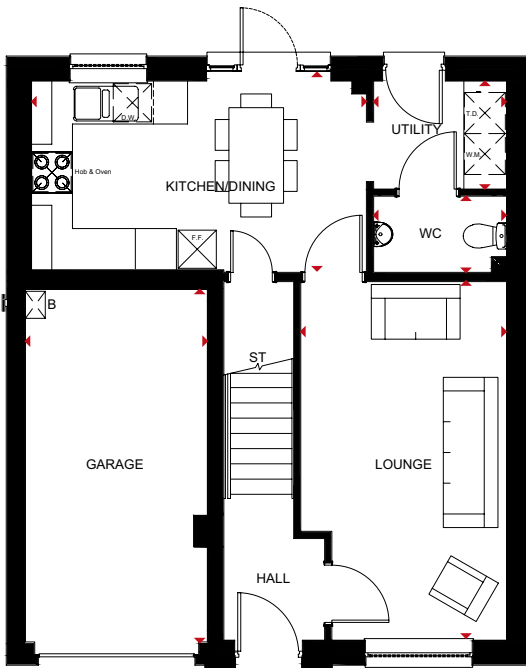
[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space	◀▶ Dimension location
	ST	Store	f/f	Fridge/freezer space	WFH	Working from home space	
	BH ST	Bulkhead store	dw	Dishwasher space	W	Wardrobe space	

GLAMIS

4 BEDROOM DETACHED HOME

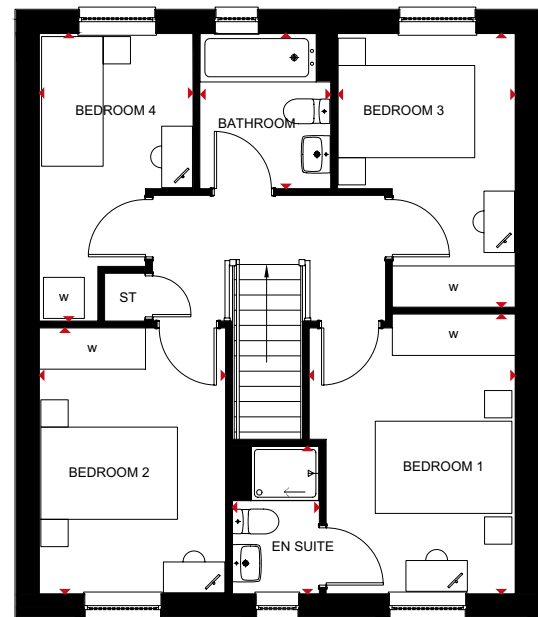
- This detached home features four bedrooms and large living spaces for you and your family
- The ground floor has an integral garage, a large lounge and open kitchen with dining area. A functional utility room leads to the family garden
- On the first floor you will find three double bedrooms and one single which can easily be used as a comfortable home office
- There's a family bathroom with bath, and the main bedroom is en suite



Ground Floor

Lounge	5349 x 3187 mm	17'7" x 10'5"
Kitchen/Dining	4903 x 2761 mm	16'1" x 9'1"
Utility	1946 x 1592 mm	6'5" x 5'3"
WC	1946 x 1114 mm	6'5" x 3'8"

[Approximate dimensions]



First Floor

Bedroom 1	4096 x 3016 mm	13'5" x 9'11"
En suite	2163 x 1272 mm	7'1" x 4'2"
Bedroom 2	3893 x 2724 mm	12'9" x 8'11"
Bedroom 3	4007 x 2603 mm	13'2" x 8'6"
Bedroom 4	4209 x 2249 mm	13'10" x 7'5"
Bathroom	2269 x 1916 mm	7'5" x 6'3"

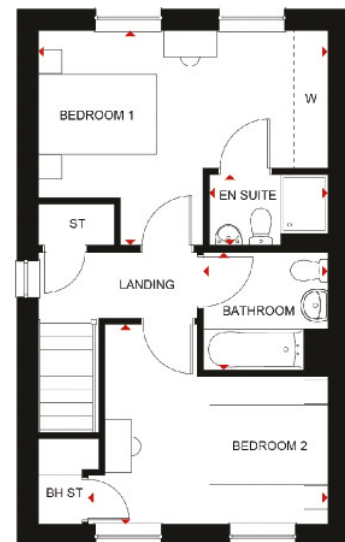
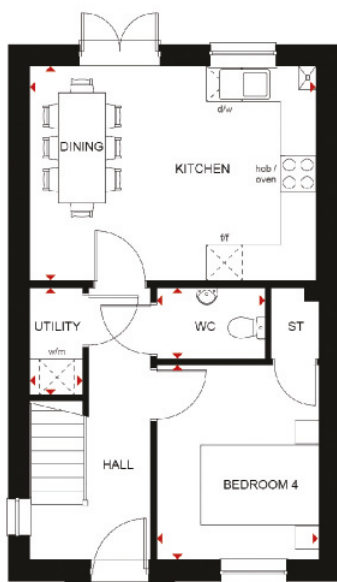
[Approximate dimensions]

KEY	B Boiler	f/f Fridge/freezer space	w Wardrobe space
	ST Store	dw Dishwasher space	◀▶ Dimension location
	wm Washing machine space	td Tumble dryer space	

DALMORE

4 BEDROOM TERRACED HOME

- Good-sized family home, designed over three floors, with flexible space for modern living
- Large, open-plan kitchen with dining area leading to the garden, discreet utility space and a double bedroom are on the ground floor
- Spacious living room and a double bedroom take up the first floor
- Top floor is home to the main bedroom with en suite, another double bedroom and the family bathroom



Ground Floor

Bedroom 4	2750 x 3295 mm	9'0" x 10'10"
Kitchen/Dining	4861 x 3626 mm	15'11" x 11'11"
Utility	899 x 1813 mm	2'11" x 5'11"
WC	1841 x 1201 mm	6'0" x 3'11"

(Approximate dimensions)

First Floor

Lounge	4898 x 3635 mm	16'1" x 11'11"
Bedroom 3	2624 x 4605 mm	8'7" x 15'1"

(Approximate dimensions)

Second Floor

Bedroom 1	4898 x 3644 mm	16'1" x 11'11"
En suite	2010 x 1200 mm	6'7" x 3'11"
Bedroom 2	4049 x 3387 mm	13'3" x 11'1"
Bathroom	2108 x 1998 mm	6'11" x 6'7"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	W	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead store	dw	Dishwasher space		

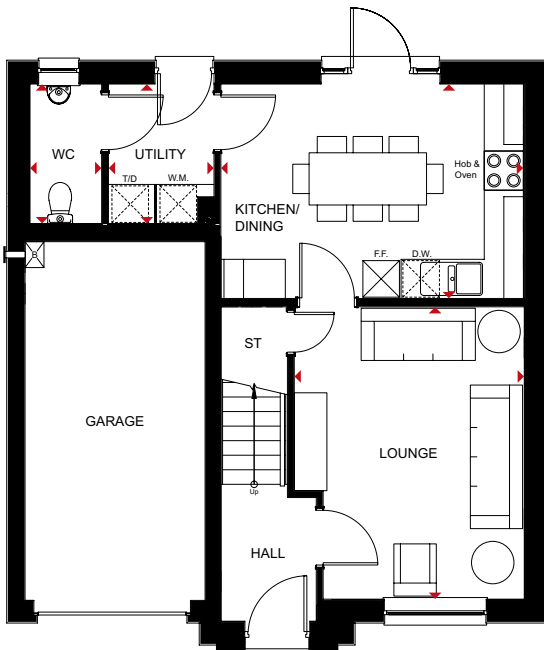


BARRATT
HOMES

FENTON

4 BEDROOM DETACHED HOME

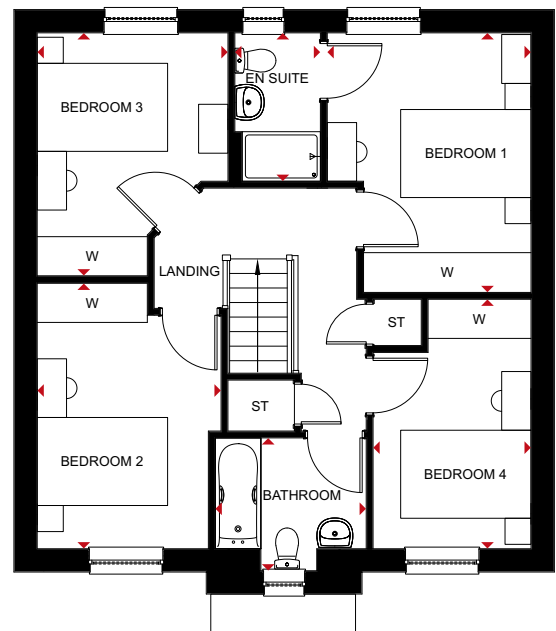
- Large, front-aspect lounge with room for relaxing and entertaining
- Open-plan fitted kitchen with dining area and access to the rear garden, plus a separate utility room and WC
- Integral garage for added convenience and security
- First floor comprises four double bedrooms, the main bedroom with en suite, and a family bathroom



Ground Floor

Lounge	4480 x 3525 mm	14'8" x 11'7"
Kitchen/Dining	4637 x 3286 mm	15'3" x 10'9"
Utility	2139 x 1618 mm	7'0" x 5'4"
WC	2139 x 1098 mm	7'0" x 3'7"

(Approximate dimensions)



First Floor

Bedroom 1	3981 x 3126 mm	13'1" x 10'3"
En suite	2276 x 1313 mm	7'6" x 4'4"
Bedroom 2	4071 x 2820 mm	13'4" x 9'3"
Bedroom 3	3726 x 2926 mm	12'3" x 9'7"
Bedroom 4	3826 x 2424 mm	12'7" x 7'11"
Bathroom	2316 x 2038 mm	7'7" x 6'8"

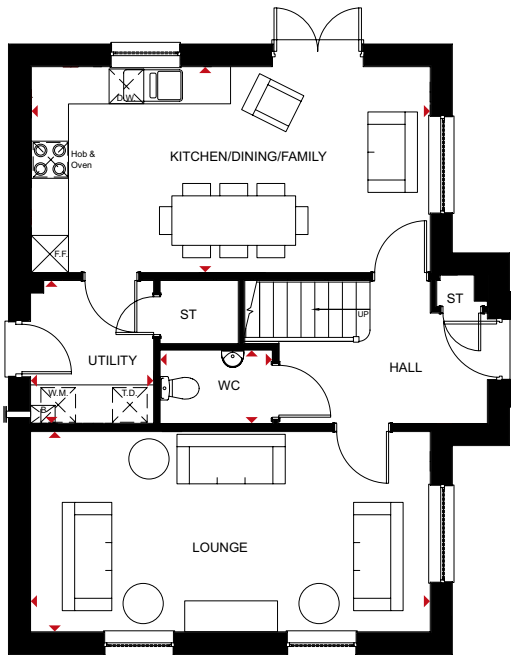
(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space	W	Wardrobe space
	ST	Store	dw	Dishwasher space	◀▶	Dimension location
	wm	Washing machine space	td	Tumble dryer space		

CAMPBELL

4 BEDROOM DETACHED HOME

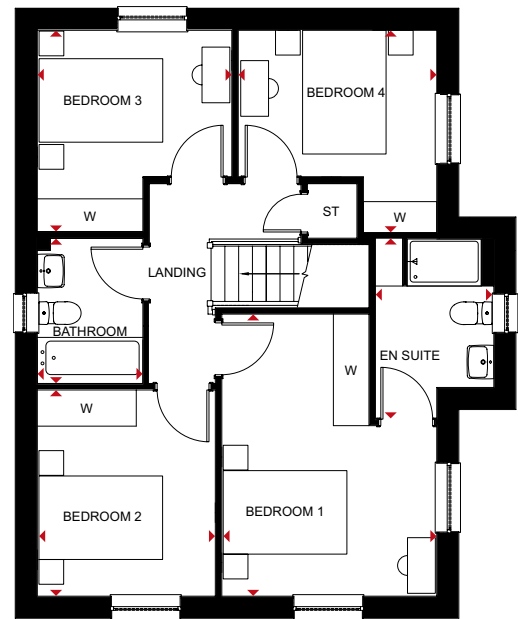
- Large open-plan kitchen includes a dual-aspect dining area with access to the garden via French doors, and a separate utility
- There's plenty of room to relax in comfort in the spacious lounge
- Upstairs is a main bedroom with en suite shower room
- Three further double bedrooms and a family bathroom make this a great family home



Ground Floor

Lounge	6459 x 3235 mm	21'2" x 10'7"
Kitchen/Dining/Family	6446 x 3327 mm	21'2" x 10'11"
Utility	2308 x 1989 mm	7'7" x 6'6"
WC	1813 x 1186 mm	5'11" x 3'11"

[Approximate dimensions]



First Floor

Bedroom 1	4561 x 3476 mm	15'0" x 11'5"
En suite	2915 x 1914 mm	9'7" x 6'3"
Bedroom 2	3334 x 2878 mm	10'11" x 9'5"
Bedroom 3	3256 x 3145 mm	10'8" x 10'4"
Bedroom 4	3270 x 3209 mm	10'9" x 10'6"
Bathroom	2350 x 1707 mm	7'9" x 5'7"

[Approximate dimensions]

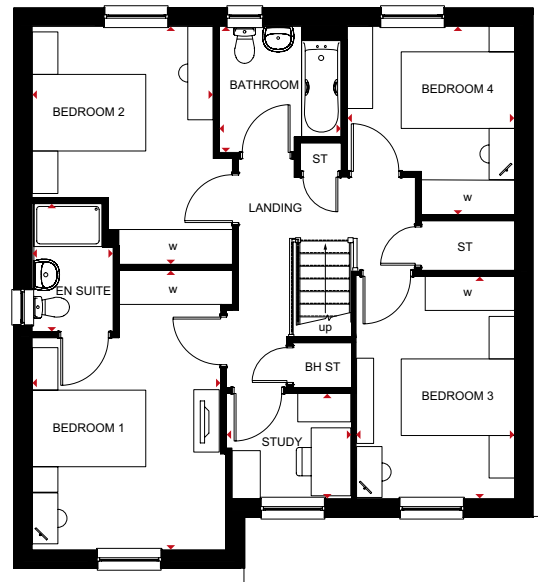
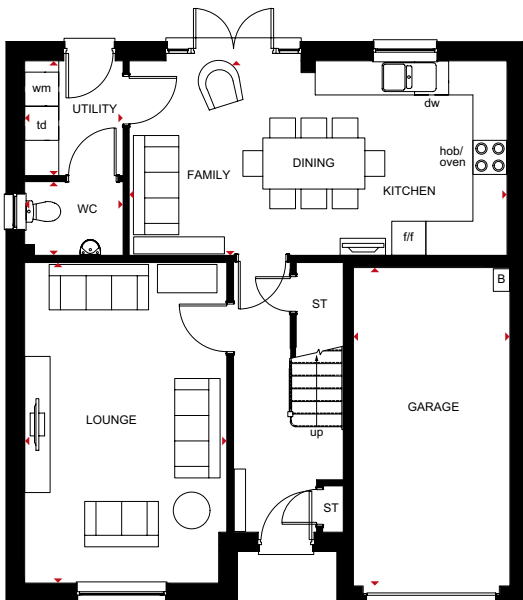
KEY

B	Boiler	dw	Dishwasher space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
wm	Washing machine space	td	Tumble dryer space		

CROMBIE

4 BEDROOM DETACHED HOME

- Impressive four bedroom detached home, ideal for new or growing families
- A comfortable front-facing living room offset from the hallway
- Light and airy all-in-one kitchen and dining area opens out onto the rear garden, with a separate utility and WC
- Upstairs offers one main bedroom and en suite, three double bedrooms, a family bathroom and study



Ground Floor

Lounge	5650 x 3516 mm	18'6" x 11'8"
Kitchen/Dining/Family	6643 x 3482 mm	21'10" x 11'3"
Utility	2022 x 1734 mm	6'8" x 5'8"
WC	1734 x 1300 mm	5'8" x 4'3"

[Approximate dimensions]

First Floor

Bedroom 1	4922 x 3412 mm	16'2" x 11'2"
En suite	2260 x 1419 mm	7'5" x 4'8"
Bedroom 2	4194 x 3524 mm	13'9" x 11'7"
Bedroom 3	3917 x 2783 mm	12'10" x 9'2"
Bedroom 4	3320 x 2949 mm	10'11" x 9'8"
Study	2192 x 1851 mm	7'2" x 6'1"
Bathroom	2221 x 2150 mm	7'3" x 7'1"

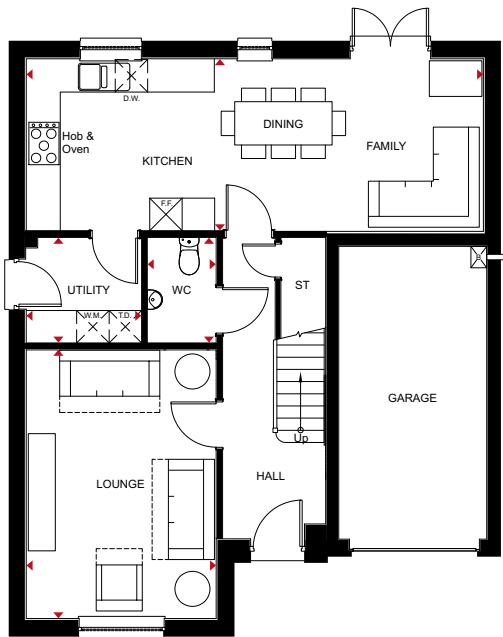
[Approximate dimensions]

KEY	B	Boiler	w/m	Washing machine space	t/d	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	W	Wardrobe space
	BH ST	Bulkhead store	d/w	Dishwasher space	◀▶	Dimension location

BALLATHIE

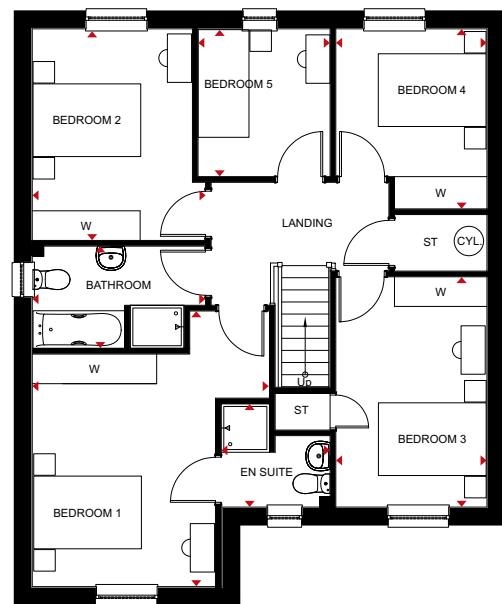
5 BEDROOM DETACHED HOME

- Exceptionally spacious home designed for modern family living
- Bright, open-plan kitchen with flexible dining and family areas leading to the rear garden, and front-aspect lounge
- Separate utility room, and integral garage providing added security
- Four double bedrooms – the spacious main with en suite – a single bedroom and a family bathroom are on the first floor



Ground Floor

Lounge	4949 x 3494 mm	16'3" x 11'6"
Kitchen/Dining/Family	8403 x 3161 mm	27'7" x 10'4"
Utility	2116 x 1949 mm	6'11" x 6'5"
WC	1949 x 1273 mm	6'5" x 4'2"



First Floor

Bedroom 1	5105 x 4393 mm	16'9" x 14'5"
En suite	2025 x 1904 mm	6'8" x 6'3"
Bedroom 2	3915 x 3205 mm	12'10" x 10'6"
Bedroom 3	4263 x 2792 mm	14'0" x 9'2"
Bedroom 4	3280 x 2792 mm	10'9" x 9'2"
Bedroom 5	2730 x 2452 mm	8'11" x 8'1"
Bathroom	3205 x 1900 mm	10'6" x 6'3"

KEY	B Boiler	dw Dishwasher space	CYL Cylinder
	ST Store	f/f Fridge/freezer space	w Wardrobe space
	wm Washing machine space	td Tumble dryer space	◀▶ Dimension location

NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service. An NHBC warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover.



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